

Pleasant Hill Housing Element
Appendix A: Residential Development Standards Summary

	R-20	R-15	R-10	R-10A	R-7	R-6	MRL¹	MRM	MRH
Minimum Site Area per Dwelling Unit (sq. ft.) ²	20,000	15,000	10,000	10,000	7,000	6,000	2,500	1,500	1,150
Minimum Lot Area (sq. ft.)	20,000	15,000	10,000	7,000	7,000	6,000	10,000	10,000	10,000
Minimum Lot Width (feet)	100	100	80	70	70	60	70	80	80
Minimum Lot Depth (feet)	120	100	90	90	90	90	90	90	90
Front (feet)	25	20	20	20	20	20	15	15	20
Rear (feet)	15	15	15	15	15	15	15	15	15
Corner Side (feet)	15	15	15	15	15	15	15	15	15
Side (feet)	15	10	5	5	5	5	10	10	7
Aggregate Side (feet)	35	25	15	15	15	15	20	20	15
Maximum Building Height (feet) ²	35	35	35	35	35	35	35	35	35
Maximum Number of Stories ²	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Maximum Lot Coverage ²	25%	25%	30%	35%	35%	35%	40%	40%	50%
Maximum Floor Area Ratio ²	40%	40%	40%	40%	40%	40%	-	-	-
Open Space	-	-	-	-	-	-	-	-	-
Scenic Route setback where applicable	50	50	50	50	50	50	50	50	50
Minimum Site Landscaping	-	-	-	-	-	-	35%	30%	25%
Fences and Walls	-	-	-	-	-	-	-	-	-
Supplemental Regulations	-	-	-	-	-	-	-	-	-
Nonconforming Structures	-	-	-	-	-	-	-	-	-

¹ A column will be added for MRVL, and rows one and three of MRL will change as a result.

² PUDs and/or projects with affordable housing may exceed these standards upon approval by the Planning Commission and City Council.

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Appendix B: City Residential Parking Requirements

SCHEDULE 35-17.4A OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-street Parking Spaces	Off-street Loading Spaces
Residential		
Congregate care, limited	0.5 per sleeping room	
Day care, limited	1 per 6 children	
Emergency	As specified by use permit	
Group residential (includes transitional and shelter)	1 per sleeping room plus 1 per 100 sq.ft. used for assembly purposes or common sleeping areas.	
Multifamily residential	1.5 per studio or one bedroom unit of which one must be covered or two spaces per two bedroom or larger unit of which one must be covered; plus one guest parking space for every two units.	
Multifamily senior	1 for each 2.5 units.	
Residential care, limited	1 per 3 beds; plus one space for each employee.	
Second unit	1 per unit	
Single-family residential:	For new construction, 2 spaces per dwelling unit both of which must be fully enclosed. Single-family residences built before April 1, 1996, shall have two covered parking spaces.	

35-17.8 Reduced parking for single uses

The planning commission may approve a use permit reducing the number of spaces to less than the numbers specified in schedule 35-17.4A [off-street parking] ... provided that the following findings are made:

- A. The parking demand will be less than the requirement in the schedule; and
- B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the planning commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense. The use permit issued pursuant to this section shall be recorded in the County Recorder's office.